

**SEEKONK PLANNING BOARD**  
**Regular Meeting & Work Session**  
**Board of Selectmen Chambers**  
**100 Peck Street**  
**Seekonk, MA 02771**  
**November 23, 2021**

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Present: D. Sullivan, S. Foulkes, S. Escaler, D. Roderick and John Aubin, Town Planner

Absent with cause: B. Hoch, P. Aguiar, and L. Dunn

**Ch. Sullivan opened the meeting at 7:09 pm.**

**REGULAR MEETING:**

1. ANR application of Medeiros Family Trust to divide the existing lot of record located at 233 Chestnut Street being AP 10, Lot 36 within an R-3 Zoning District.

J. Aubin informed the Board that the applicant applied for and received a Dimensional Variance from the Zoning Board of Appeals to allow for reduced frontage for one of the proposed lots. The existing lot is part of a larger holding owned by the applicant. It comprises a number of properties in the area that are zoned agricultural use. They are proposing to cut Lot B from the larger holding. Lot B does meet the dimensional requirements for the R-3 Zoning District.

Ch. Sullivan asked about Amaral Drive which was referenced in J. Aubin's memo to the Board. J. Aubin replied that this is a private "right-of-way" that accesses the larger agricultural holding, as well as other properties in the area.

D. Bray indicated where the existing dwelling, the site of the proposed dwelling for the Medeiros' grandson and various buildings, are on the plan provided. He pointed out that the family has improved the dirt road (Amaral Way) by making it wider to allow for easier access by public safety vehicles.

D. Bray stated that the new house plan has been approved by the Conservation Commission. As soon as the plan is recorded, the Order of Conditions will be recorded against the plans presented in order to obtain the lot and plat numbers.

D. Bray gave a brief history of the property.

He described the right of way into the Fuller property. He stated that there is a deed which reserves the right for anybody that has ever used this path to get into the area near the cemetery. There are two maps on record at the Registry of Deeds that also show the right of way.

It was pointed out that Amaral Drive is accessed through Chestnut Street. J. Aubin informed the Board that Amaral Drive is not an accepted road by the Town; it is a private driveway.

It was noted that the plan presented is the same plan that was presented to the Zoning Board.

There was a discussion regarding how public safety vehicles will find the dwellings on the property.

Ch. Sullivan stated he did not have an issue with the ANR application as presented.

J. Aubin noted that if Lot A were to be accessed via Chestnut, you would have to go across the wetland area. The plan that is proposed is preserving that portion of the wetlands and preventing anyone from crossing there. There would be no wetland disturbance at all. Lot B would have access via Chestnut Street.

It was noted that this proposed plan has gone through both the Zoning Board of Appeals and the Conservation Commission. The ZBA Decision was provided in the packet provided to the Board and noted on the plan.

**D. Roderick made a motion to endorse this application as presented, seconded by S. Foulkes who wished to add the Town Planner's comments. J. Aubin added that the Planning Board is not endorsing any construction on the development; they are strictly within their jurisdiction with Subdivision Control Law.**

Ch. Sullivan asked if there were any further discussion; there was none.

**VOTE: 4-0-0**

## **WORK SESSION:**

### **a. Master Plan Discussion**

- **Economic Development Element**
- **Land Use Element**

Sara Brown from SRPEDD handed out booklets and maps to the Board. She updated the Board on the role that SRPEDD plays in writing the goals and strategies for this project. Also presented was the public feedback (they received about 20 responses) all of which will be included in SRPEDD's report.

## **GOALS:**

1. Encourage compact, mixed-use or larger-scale commercial development at key locations along Route 6 and other Commercial Corridors.
  - a. Information was gathered from the Economic Development chapter, public comments, as well as other Master Plan Elements.
  - b. The strategies from the packets provided to the Board (and added as SRPEDD Attachments to the Agenda Items on the website) were discussed and reorganized.
  - c. The Board discussed having a workshop with various Boards in Town in order to gain their input with this project.
2. Focus efforts on developing "town Centers" at Bakers Corner and Luther's Corner that promotes a mix of uses, provides a cluster of community services, encourages appropriately scaled business development, and creates a centralized gathering place.
  - a. J. Aubin stated that there is greater opportunity in Bakers Corner for mixed use. He suggested using Luther's Corner as a model for Bakers Corner.
  - b. He said that the Attleboro Dye Works is a huge opportunity in the Bakers Corner area. The Board discussed the ADW property and resources.
  - c. The history of Luther's Corner was discussed.
  - d. The Board organized the strategies for this goal.

3. Maintain Seekonk's rural character by preserving open space and encouraging growth that is sensitive to natural resources and climate resilience.
  - a. J. Aubin led the discussion on the strategies.
4. Support appropriate development and improvements along the Route 44 Corridor.
  - a. J. Aubin discussed the strategies for this goal with the Board.
  - b. The Board discussed traffic lights and speed limits on Route 44 and what could be done to improve the situation. J. Aubin replied that coordinating with MassDOT to make improvements since it is a state roadway. A discussion followed on the traffic issues on Route 44 and other roadways in Town.

Ch. Sullivan asked if the Economic Development and Land Use Elements should have the same kind of involvement and long-term development as the Open Space Plan. J. Aubin replied that the Open Space Plan took a longer time to put together because it covered multiple elements: Open Space, Recreation, Natural Resources. That Plan was set to a specific rubric that was laid out by the State Division of Conservation and Recreation. It was a more comprehensive, focused Plan with more detail. The Master Plan lays out a general direction of where the Town wants to go.

A discussion was had on how SRPEDD will present this project as well as the Master Plan.

J. Aubin talked to the Board about the time-line for this forum. He said it made sense to continue into February to give ample time to complete discussions. The next meeting will likely be the Master Plan Draft and then move into adoption.

Ch. Sullivan asked if there were any other questions or concerns under the Work Session section of tonight's Agenda. There were none.

Correspondence:

There was nothing.

**Adjournment:**

**S. Foulkes made a motion to adjourn, seconded by D. Roderick.**

**VOTE: 4-0-0**

**The meeting was adjourned at 8:32 p.m.**

Respectfully Submitted by,  
Lori Trenteseaux, Secretary  
Planning Board

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*Formally accepted on December 14, 2021*

*4 in favor, 0 against, 3 abstentions (B. Hoch, P. Aguiar & Lee Dunn abstained)*

**Full Video available to view on TV9 Seekonk Community Access Television**

**Link: <http://tv9seekonk.com/>**